

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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FOR COURT USE ONLY

☐ Individual appearing without attorney
☒ Attorney for: Robert L. Goodrich, Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT

ALVARO LEMUS AYALA, and
ORFILIA DEL CARMEN LEMUS,

CHAPTER: 7

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/10/2015

Time: 9:30 am

Location: Riverside County Bankruptcy Court, Courtroom 302

Last date to file objections: November 26, 2015

The estate's right, title and interest in the property located at 8683 Comet Street, Rancho Cucamonga, CA 91730, free and clear of liens and interests, as is, where is, without warranties and representations.

1. Property to be sold in the sum of \$272,250.00, as is, where is, free and clear of liens and interests, without warranties and representations.
2. Escrow to close within 5 days after entry of order.
3. Sale not subject to any contingencies.
4. Sale shall be by auction and subject to overbids in increments of \$2,500.00 and court approval.
5. Overbidders must financially qualify.
6. Broker's commissions will be 4.4%.

Proposed sale price: \$272,250.00

Overbid procedure (if any): 1. Auction will occur on December 10, 2015 at 9:30 a.m. in Ctrm 302. 2. Bidders must qualify provide a \$22,500.00 deposit. 3. Overbidders must be present at hearing. 4. Initial minimum bid is \$274,750.00. 5. All terms in Purchase Agreement shall apply.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

December 10, 2015 at 9:30 a.m. in Courtroom 302 of the United States Bankruptcy Court, Riverside Division located at 3420 Twelfth Street, Riverside, CA.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Richard A. Halderman, Jr., Lido Pacific Asset Management, 3857 Birch Street, Ste. 480, Newport Beach, CA 92660, telephone (949) 664-0115.

Date: 11/17/2015

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 2549 Eastbluff Drive, Suite 460, Newport Beach, CA 92660.

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) November 17, 2015, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Karl T Anderson (TR) edansie@hotmail.com, kanderson@ecf.epiqsystems.com
Hydee J Mulichak hydee@mulichaklaw.com, christina@mulichaklaw.com
United States Trustee (RS) ustregion16.rs.ecf@usdoj.gov
Freddie V Vega mrvega@freddievegalaw.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) November 17, 2015, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Via Certified Mail

Nationstar Mortgage, LLC
350 Highland Drive
Lewisville, TX 75067

Bank of America, N.A.
451 7th Street SW #B-133
Washington DC 20410

PLEASE SEE ATTACHED FOR ADDITIONAL SERVICE INFORMATION

☒ Service information continued on attached page

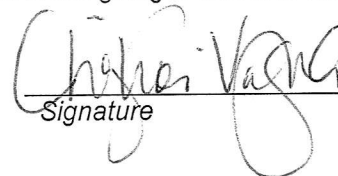
3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

11/17/15
Date

Christina Valenzuela
Printed Name


Signature

Service Information

Via U.S. Mail

Debtor

Alvaro Lemus Ayala
8683 Comet Street
Rancho Cucamonga, CA 91730-4221

Hon. Scott H. Yun
United States Bankruptcy Court
Central District of California
3420 Twelfth Street, Suite 345
Riverside, CA 92501-3819

Bank of America
P.O. Box 5170
Simi Valley, CA 93062

New Harvest Ventures, LLC
10722 Arrow Route, #500
Rancho Cucamonga, CA 91730

Michael Zhao
Highland Real Estate
411 E. Huntington Dr., #215
Arcadia, CA 91006

Joel Leathers
Keller Williams Realty
1920 E. Route 66
Glendora, CA 91740

Jason Lee
Cal-Kor Properties, Inc.
13428 Maxella Ave., #392
Marina del Rey, CA 90292

Gregg Ross, Broker
3200 Guasti Rd., Suite #100
Ontario, CA 91761

Ricardo Acevedo
C-21 King
8338 Day Creek Blvd., Suite #101
Rancho Cucamonga, CA 91739

J.J. Maxwell
Red Fox Properties
31877 Del Obispo, #200
San Juan Capistrano, CA 92675

Joint Debtor

Orfilia Del Carmen Lemus
8683 Comet Street
Rancho Cucamonga, CA 91730-4221

Bank of America
c/o Prober & Raphael
P.O. Box 4365
Woodland Hills, CA 91365-4365

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

Meridian Property Group
10722 Arrow Route, #500
Rancho Cucamonga, CA 91730

Lee Spence
Daum Commercial Real Estate
3595 Inland Empire Blvd., Bldg. 5
Ontario, CA 91764

Alex Carrillo
Remax Classic
3700 Wilshire Blvd., Suite 510
Los Angeles, CA 90010

Wise Owl Property Investments LLC
3200 E. Guasti Rd., Suite 100
Ontario, CA 91761

Lauren Robles, Manager
InvestNotic Fund III, LLC
8711 Monroe Court, Suite A
Rancho Cucamonga, CA 91730

Miracy Andaya
Realty One Group
1260 Corona Pointe, #102
Corona, CA 92879

Jenifer Rallo
Genesis Realty
209 Pacifica, Suite 450
Irvine, CA 92618